
Record of Environmental Consideration

1. Project Title: Investigation and Upgrade of the Washrack at Schroeder Hall U.S. Army Reserve Center, Long Beach, California.

2. Description of Proposed Action: Headquarters, United States Army 63D Regional Support Command (RSC), proponent of this action, proposes to remove a potential source of contamination by abandoning a disposal drywell, making washrack improvements, and investigating potential soil and groundwater contamination at the Schroeder Hall U.S. Army Reserve Center (USAR) Center located at Long Beach, California. The washrack is an open (uncovered) facility used to wash military vehicles in preparation for maintenance and to provide for general vehicle cleanliness. The project is needed to evaluate environmental liabilities associated with the drywell and to protect against future unpermitted releases of untreated industrial wastewater.

The project will eliminate the drywell that receives stormwater overflow from the washrack, replace the existing manual rain valve with a fully automatic one, and investigate potential soil and groundwater contamination at the drywell. The Sanitation Districts of Los Angeles County requires that rainwater be prevented from entering the sanitary sewer. The existing valve may not meet this requirement in some cases and has the potential for releasing washwater to the drywell. The project will require excavation to install a new sump and valve system. See Enclosure 1 for a Scope of Work for the washrack upgrade portion of the project. A phased approach will be used to evaluate soil and groundwater contamination at the site.

3. Environmental Considerations:

3.1 Findings: The following is the listing of environmental findings related to the project based on review of the design specifications and environmental documents.

3.1.1 Wastewater Discharge Requirements: The need for an effective rain diversion valve is related to a requirement by the local sanitation authority prohibiting uncontaminated rainwater from entering the sanitary sewer. The washrack is permitted by the Sanitation Districts of Los Angeles County. They and the City of Long Beach must approve the modifications. Approvals from the Regional Water Quality Board are not required for replacing the existing rain valve and there are no Board requirements for discharging uncontaminated storm water. The only requirement is that the valve must be effective in preventing wastewater from entering surface or groundwater.

3.1.2 Site Contamination: Investigation into possible soil and groundwater contamination at Long Beach is under the purview of the Los Angeles Regional Water Quality Control Board. If contamination is indicated, a remedial action plan will be developed that will be provided to the agency for review and comment. Any remedial action will be addressed by additional NEPA documentation.

3.2 Summary: The proposed investigation and washrack upgrade at the Schroeder Hall USAR Center will require agency approvals and consultation. Agency consultation and approval will occur before any modifications or remedial activities are initiated. No other environmental concerns have been identified associated with this project.

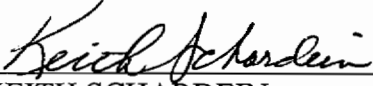
4. Anticipated Date of Proposed Action: FY 2003

5. Conclusion: The proposed action is categorically excluded, having no significant individual or cumulative environmental impacts to the site, under the provisions of Categorical Exclusions (CX), Army Regulation 200-2, Appendix B. It requires no further environmental analysis because upgrading the washrack and investigating potential contamination does not significantly alter land use; and the project, when complete, would not in itself have a significant environmental impact. Compliance with the National Environmental Policy Act is based upon this Record of Consideration which supports a determination that this proposed action is subject to **CX g.1 Routine Repair and Maintenance** and **h.3 Sampling, Surveying, and Testing to Determine if Contaminants Are Present**. Any change in the scope, location, or timing of this proposed action will require re-evaluation and possible additional documentation.

6. Enclosure:

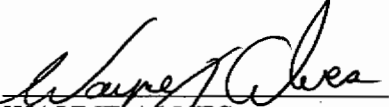
1. *Scope of Work, Washrack Upgrade, Schroeder Hall U.S. Army Reserve Center, Long Beach, California; 63D Regional Support Command; April 2003.*

Prepared by:



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Environmental Specialist (Adecco Technical)
Environmental Division
63D RSC

Approved by:



WAYNE ALVES
Supervisor Env. Protection Specialist
Environmental Division
63D RSC

**SCOPE OF WORK
WASHRACK UPGRADE
SCHROEDER HALL U.S. ARMY RESERVE CENTER
LONG BEACH, CALIFORNIA**

1.0. Background: The U.S. Army Reserve Center located at Long Beach, California has a vehicle washing facility that must be upgraded to meet local requirements. This system consists of a concrete washpad that drains to a separator for removing solids and oil before entering the sanitary sewer system. The system is equipped with a manual rain diversion valve for preventing storm water from entering the sanitary sewer. The system must be modified by replacing the diversion valve with one that is fully automatic and by removing the storm water discharge from a dry well. The Army Reserve has secured a permit from the Sanitation Districts of Los Angeles County for replacement of the valve.

2.0. The Contractor must provide all labor, materials, tools, and equipment needed to complete the following tasks:

2.1. Site Preparation: Conduct buried utility survey prior to excavation.

2.2 Demolition:

2.2.1 Permanently seal off the rainwater overflow line going to the drywell.

2.2.2 Remove and dispose of the manual rain valve, collection funnel, water line, and supports.

2.3 Construction:

2.3.1 Provide and install a concrete catch basin (sump) to intercept the waste line from the washrack. Provide and install an electric, level-activated ejector pump, sized to handle maximum flow from reasonable storm events and capable of handling washrack waste. The catch basin must extend 2-3" above grade and include a sturdy, durable cover that can be easily removed for inspection and maintenance. The bottom of the catch basin shall be sloped or otherwise configured to minimize the amount of standing water after pump shut-off. The pump discharge shall be plumbed to the top of the rain valve specified in paragraph 2.3.2. The discharge line between the sump and the valve assembly shall be protected against damage and installed such that a trip hazard is not created. The excavation shall be back-filled and compacted sufficient to prevent settling.

Electrical service must be brought to the sump pump using buried cable, hard-wired to the pump, and include a waterproof, manual shut-off switch at the sump box. Electrical service is available at the nearby maintenance shop.

ENCLOSURE 1

2.3.2 Provide and install a Fox Environmental Services Model DD600 rain diversion valve with plastic pit assembly. (See Attachment 1 for source, specifications, schematic, and installation instructions.) The valve assembly and demand valve(s) shall be installed according to the installation instructions provided in Attachment 1 and any additional instructions provided by the manufacturer.

The valve assembly shall be constructed adjacent to the sump specified in section 2.3.1 above and be anchored to and surrounded/supported by a minimum of 4" of continuous concrete beneath and on all sides. It shall be above grade to the extent that the invert of the storm water discharge line is 1" above existing grade. The waste discharge line shall be connected to the 3-stage oil-water separator by a buried waste line. The top of the concrete shall extend 6" above the valve assembly grate. The discharge line from the sump pump shall be positioned over the valve assembly grate and turned downward. The pipe shall be positioned such that the grate and sediment basket can be removed. The excavation must be back-filled and compacted sufficient to prevent settling.

Provide and install a buried copper drive line connecting the water source and the diversion valve. Provide and install a backflow preventer and pressure regulator as required by code.

2.3.3. The trench drain shall be filled with concrete to provide a bottom that is sloped to the invert of the waste line and allows complete drainage.

2.3.4. Install concrete grit retention dams in the trench drain as required. The dams must be slotted on one side to allow water to drain completely from the trenches.

2.3.5. Provide and install a 2' x 3' metal sign according to the attached proof. The signs shall be readily visible by operators the washrack. It shall be supported by treated wood 4 x 4s, painted white, set in concrete.

2.3.6. Patch all previously asphalted areas damaged by the construction, including the excavations for the new valve assembly and catch basin.

3.0. Restoration: Restore area to pre-construction condition.

4.0. Waste Removal and Disposal: Remove all waste materials from the worksite immediately following completion of the work. All waste disposal must be in accordance with environmental regulations.

5.0. Site Safety: Provide proper warning signs and properly mark all open excavations and any other safety hazards created by performing this Scope of Work, as required by law and local regulations.

6.0. Government Point of Contact/Change Orders: The government's point of contact for this project is Mr. Wayne Alves (562) 795-1444. Other representatives may be assigned to oversee the project; however, only Mr. Alves has authority to approve change orders.

1. Project Title: Repair Roof of the Maintenance Building at the Schroeder Hall U.S. Army Reserve Center, Long Beach, California.

2. Description of Proposed Action: Headquarters, United States Army 63D Regional Readiness Command (RRC), Los Alamitos, California, proponent of this action, proposes to repair the roof of the Operational Maintenance Shop (OMS) building located at Schroeder Hall USAR Center at Long Beach, California. The OMS is a single story building of concrete block and brick facade construction with a built-up asphalt and gravel composition roof.

The project consists of replacing the entire roof totaling approximately 3600 sq. ft.

3. Environmental Considerations:

3.1 Findings: The following is the listing of environmental findings related to the roof area of the building based on review of environmental and facility documents.

3.1.1 Asbestos Containing Materials (ACM): The OMS building was surveyed in January 2001 by a Certified Asbestos Consultant. Asbestos was not detected in any roofing materials (Enclosure 1). There are no environmental concerns regarding asbestos for this project.

3.1.2 Historic Preservation: Schroeder Hall and the OMS building were evaluated for historic significance in 1999 (Enclosure 2). The investigation concluded that the facility does not appear to be eligible for the National Register of Historic Places. There are no concerns with regard to cultural resources for this action.

3.2 Summary: The proposed roof repair project will not result in disturbance of asbestos containing material (ACM) and there are no concerns regarding cultural resources. No other environmental concerns were identified associated with this project.

4. Anticipated Date of Proposed Action: FY 2004

5. Conclusion: The proposed action is categorically excluded, having no significant individual or cumulative environmental impacts to the site, under the provisions of Categorical Exclusions (CX), Army Regulation 200-2, Appendix B. It requires no further environmental analysis because repairing the OMS roof does not significantly alter the environment; and the project when complete would not in itself have a significant environmental impact. Compliance with National Environmental Policy Act is based upon this Record of Consideration which supports a determination that this proposed action is subject to **CX g.1, Routine Repair and Maintenance**. Any change in the scope, location, or timing of this proposed action will require re-evaluation and possible additional documentation.

6. Enclosures:

1. *Report of Asbestos Containing Materials Survey and Management Plan, Schroeder Hall and OMS Building*, ITI of Southern Florida, Inc.; January 2001 (excerpt).

2. *Inventory and Evaluation of U.S. Army Reserve Facilities, 63D Regional Support Command, California; U.S. Army Corps of Engineers, Sacramento District; 1999.*

Prepared by:



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Approved by:



WAYNE ALVES
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REPORT OF ASBESTOS CONTAINING MATERIALS
SURVEY AND MANAGEMENT PLAN
LONG BEACH U.S. ARMY RESERVE CENTER
SCHROEDER HALL AND OMS BUILDING
LONG BEACH, CALIFORNIA

Survey also includes a limited PCB Label Inspection of transformers

PREPARED FOR:

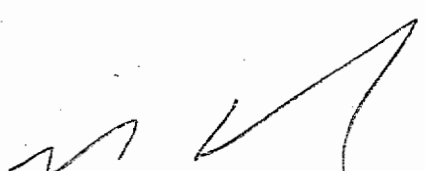
63D Regional Support Command
AFRC-CCA-ENV
4235 Yorktown Ave., Bldg. 7
Los Alamitos, California 90720-5002

PREPARED BY:

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ADECCO / TAD TASK ORDER DA7-000001559




Gil Bakshi
Certified Asbestos Consultant #99-2650
29 January 2001



ENCLOSURE 1

- **Repair:** Returning all damaged ACM to an undamaged or intact state through limited replacement and patching.
- **Encapsulation:** Treating ACM with a liquid that, after proper application, surrounds or embeds asbestos fibers in an adhesive matrix designed to prevent fiber release.
- **Enclosure:** Installing airtight barriers surrounds the ACM to prevent further damage and exposure to occupants.
- **Removal:** Stripping ACM from its substrate within regulated area using trained abatement workers; properly containerizing and disposal of the waste in a landfill.

8.0 ASBESTOS CONTAINING MATERIALS

Administration Building

- **12" x 12" white mottled floor tile mastic (mastic only)**
According to the HLA survey, this material contains a trace amount of Chrysotile asbestos as a composite sample. Asbestos was not detected in the floor tile and the mastic contains 1 to 25 percent Chrysotile asbestos. Approximately 15,000 square feet of this material is located within the administration building. This material is nonfriable and was in good condition at the time of the survey. ITI has assigned a hazard ranking of 6 and an RA of 6.
- **Gray roofing mastic**
According to the HLA survey, this material contains 15 to 20 percent Chrysotile asbestos. Approximately 20 square feet of this material is located on pipe penetrations and other various areas on the roof area of the building. The material is nonfriable and was in good condition at the time of the survey. ITI was unable to identify this material. (See Section 11.0)
- **Transite asbestos cement flue pipe**
According to the HLA Survey, there is 4 linear feet of this material on the roof area. Transite is a known ACM and should be assumed to contain greater than 5 percent asbestos. HLA indicated this material was nonfriable and in good condition when HLA conducted the survey in 1996. ITI was unable to identify this material on the roof of the administration building. (See Section 11.0)
- **Joint Compound**
According to the ITI survey, this material contains 2% Chrysotile Asbestos. There is approximately 5,000 sq. ft. of this material located throughout the building. The material was in good condition at the time of the survey. ITI has assigned a hazard ranking of 6 with an RA of 6.

9.0 SUSPECT ASBESTOS CONTAINING MATERIAL

- Fire Doors
- Electrical Panels
- Roofing Mastic (OMS Building)

10.0 NON ASBESTOS CONTAINING MATERIAL

Asbestos was not detected in samples of the following materials collected by IT & HLA:

Administration Building

- Hot water tank insulation
- Drywall – The Joint Compound is asbestos containing (See Section 8.0)
- 12" x 12" speckled beige floor tile
- Built up asphalt and gravel composition roofing felt
- 12" x 12" inch acoustic pegboard tiles
- Pegboard wallboard
- Built up asphalt and gravel composition roofing felt
- Gray baseboard and associated mastic

OMS Building

- Built up asphalt and gravel composition roofing felt, not including mastic (See Section 11.0)

Asbestos was not detected in samples of the following materials collected by ITI:

Administration Building

- Pipe Wrap (ladder room)

11.0 PREVIOUS ABATEMENT RECORDS

The roofs of the Administration Building and OMS Building had been replaced since the HLA survey (1999/2000). Facility personnel were unable to identify records that transite on the roof had been completely removed.

12.0 BULK SAMPLE ANALYSIS SUMMARY

| <u>Sample Number</u> | <u>Location</u> | <u>Asbestos Content</u> |
|----------------------|---------------------------------------|-------------------------|
| LB-1 | Joint Compound (Administration Bldg) | None |
| LB-2 | Joint Compound (Administration Bldg.) | None |
| LB-3 | Joint Compound (Administration Bldg) | 2% |

**INVENTORY AND EVALUATION
OF U.S. ARMY RESERVE FACILITIES
63D REGIONAL SUPPORT COMMAND
CALIFORNIA**

**Prepared for:
U.S. Army Reserve
63D Regional Support Command**

**Prepared by:
Sacramento District
U.S. Army Corps of Engineers**

September 1999

12. Long Beach (Schroeder Hall USARC)

Previous Studies: There have not been any cultural resources studies conducted, based on the record search that was conducted on 20 August 1997, at the South Central Information Center, Los Angeles, California.

Identified sites and National Register Status: The 63D Regional Support Command's Real Property list states that Schroeder Hall USARC was constructed in 1960. According to the National Park Service, a building is not eligible for the National Register if it is less than fifty years of age unless it is of exceptional importance. Since the property is less than 50 years old and is not of exceptional significance, it does not appear to meet National Register eligibility criteria.

Sacramento District staff visited the site on 14 August 1997. The 6.0 acre site is located in highly developed residential neighborhood and supports two buildings, pavement, maintained lawn areas, and a patch of unpaved, highly disturbed ground approximately 0.5 acre in size. No archeological resources were identified during the survey.

Conclusion: This facility does not appear to be eligible for the National Register.

13. Los Alamitos (Robinson Hall USARC; ASF 28; ECS 16; Calle Lee USARC)

Previous Studies: There have not been any cultural resources studies conducted for this area based on the records check that was done on 20 August 1997 at the South Central Coastal Information Center, Los Angeles, California.

Identified Sites and National Register Status: The 63D Regional Support Command's Real Property list states that Robinson Hall was built in 1941. Since this building is older than fifty years, it may be eligible for the National Register.

Conclusion: However, the Army Reserve facilities at Los Alamitos AFRC are leased from the California National Guard, which owns and manages the property. The California National Guard retains Section 110 compliance responsibility.

*See history
district file
in the
file*

14. Los Angeles (Hazard Park USARC)

Previous Studies: There have not been any cultural resources studies conducted for this area based on the records check conducted on 20 August 1997, at the South Central Coastal Information Center, Los Angeles, California.

Record of Environmental Consideration

12 June 2002

1. Project Title and Description of Proposed Action: Headquarters, United States Army 63D Regional Support Command (RSC), Los Alamitos, California, proponent of this action, proposes to station the 211th Transportation Company (TC)(A1) to Long Beach, CA. This initial stationing action would involve 147 personnel; 4 Officers, 139 Enlisted reservists and 4 full-time personnel (1 Civilian and 3 Enlisted).

2. Environmental Considerations and Effects:


- a. The proposed initial stationing of this company will not have an environmental impact. The facilities that they are proposed to move into is established and has been previously assessed for occupancy of like type units. There will be no disturbance of vegetation in these areas.
- b. The evaluation of the environmental impact of the proposed action for inclusion under to CX (a)(5) and (a)(12) category were conducted using the guidelines provided in 32 CFR Part 651 (Army Regulation 200-2), and the mandatory project screening criteria contained in Appendix B, Section I and II.


3. Estimated Date of Proposed Action: FY 2002

4. Conclusion: Due to the nature of this proposed action, the routine stationing of units, maintenance and storage of equipment, the lack of any significant ecological and cultural resource in association with this site to be used, and the fact that there has been no cumulative adverse environmental effects from the past use, it has been concluded that there will be no significant impact to the environment from the proposed unit stationing. The proposed action passes the screening criteria of 32 CFR Part 651 (Army Regulation 200-2), Appendix B, Section I and II, no further environmental analysis is required. Compliance with the National Environmental Policy Act (NEPA) is based upon this Record of Environmental Consideration (REC) that supports a determination that this proposed action is subject to categorical exclusions (CX) (a)(5) and (a)(12) as set forth in 32 CFR, Part 651 (AR 200-2).

Prepared by:

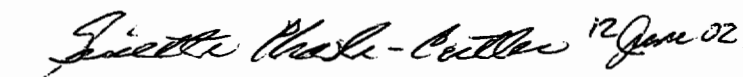
Reviewed by:

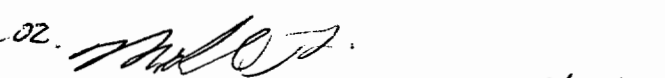

DIANE A. CLARK Date 12 June 02
Environmental Protection Spec
DCSENG - Environmental Division
63D RSC


WAYNE J. ALVES Date 6/12/02
Supr, Environmental Protection Spec
DCSENG - Environmental Division
63D RSC

Reviewed by:

Approved by:


GINETTE CHASLE-CUTLER Date 12 June 02
Community Planner
DCSENG - Plans Division
63D RSC


for KENNETH R. WILHELM Date 6/12/02
LTC, Regional Engineer
DCSENG
63D RSC

12

RECORD OF ENVIRONMENTAL CONSIDERATION (REC) DOCUMENTATION REVIEW CHECKLIST

PREPARED BY:

K. Shyamala
(Name) SHYAMALA K. SUNDARAM
(Title) ENV. SPECIALIST (REMSA, INC.)

02/26/98
Date

REVIEWED BY:

| NAME | TITLE | DATE | SIGNATURE |
|-----------------|------------------------|-----------------------|---------------------------|
| Yi Hwa Kim | Supv EPS | | |
| Diane A. Clark | EPS | 3 March 98 | Diane A. Clark |
| Mark A. Cutler | Real Estate Specialist | 27 FEB 98 | Mark A. Cutler |
| Michael L. Siu | Facility Manager | 3/3/98 | Michael L. Siu |
| LTC Del Fougner | Regional Engineer | 2 Feb 98 | LTC Del Fougner |

Note: This form is not part of the final REC.

Record of Environmental Consideration

1. Project Title: Grant of License to Use the Parking Lot at Schroeder Hall U.S. Army Reserve Center, Long Beach, CA

2. Description of Proposed Action: Headquarters, United States Army 63D Regional Support Command (RSC), California proposes to grant a license to the Long Beach Jewish Community Center (JCC) to use the parking lot at the Schroeder Hall U.S. Army Reserve (USAR) Center located at 3800 East Willow Street, Long Beach, California.

- A. Proponent: Jewish Community Center, 3801 East Willow Street, Long Beach, California
- B. Other Party: Headquarters, United States Army 63D RSC, Los Alamitos, California

The Long Beach JCC located at the northwest corner of Willow Street and Grand Avenue, is directly across the street from the USAR Center. The agency is in the process of constructing a new building on the current site where they are located, behind the present structure. Due to construction, most of the current parking would be lost and JCC intends to provide services during construction. Once construction is complete, they will no longer use the USAR Center parking lot.

The purpose of the license is to allow JCC for those who come to their services, to park their privately owned vehicles in the parking lot immediately east of the main administrative building at the Reserve Center, during construction of their facility. The period for license will be one year which may be renewed for additional one year based on completion of their facility. A maximum of 80 vehicle parking spaces will be allocated for use by the agency in accordance with the site plan. See attached Enclosure-1. Parking will be authorized only on Monday through Friday, 7.30 a.m. to 4.30 p.m.

3. Summary of Environmental Considerations: Based on site inspection and environmental record search, soil sampling was conducted at this Reserve Center in January 1997 for suspect contamination at the site. The analytical data indicates the presence of petroleum hydrocarbons ranging from 5.8 to 73.4 ppm by EPA Method 418.1, at selective sampled sites. Toluene was detected by EPA Method 8020 in the dirt area at two sites in the extreme south side of the proposed parking lot to be licensed to JCC. See Enclosure-2 for soil test results.

The Reserve Center is listed as a possible contaminated site under Defense Environmental Restoration Act (DERA) for further sampling and investigation. However, this is not expected to pose a concern to license the proposed parking lot to the JCC for parking vehicles. There are no anticipated environmental impacts to parking the vehicles on the existing paved parking lot at the facility. The parking site had been recently re-paved in December 1997 which is also used for parking of vehicles by the USAR Center.

4. Anticipated Date of Proposed Action: FY 1998 and FY 1999

5. Conclusion: The proposed action is categorically excluded having no significant environmental impacts to the site, under the provisions of Categorical Exclusions (CX), Army Regulation 200-2, Appendix A. Compliance with National Environmental Policy Act is based upon this Record of Consideration which supports a determination that this proposed action is subject to **CX A-21**.

Categorical Exclusion A-21: Grants of leases, licenses, and permits to use existing Army controlled properties for non-Army activities, provided there is an existing land-use plan that has been environmentally assessed and the activity will be consistent with that plan.

Any change in the scope or location of this proposed action will require re-evaluation and possible additional documentation by the proponent in coordination with the 63D RSC Environmental Division.

Prepared by:

K. Shyamala
SHYAMALA K. SUNDARAM
Environmental Scientist (REMSA, Inc.)
Environmental Division
63D RSC

Approved by:

Del C. Fong LTC, EN
for RICHARD A. GARZA
LTC, EN, USAR
DSCENGR
63D RSC

ENCLOSURE-1
(SITE PLAN)

2000

1000



**SCHROEDER HALL USAR CENTER
LONG BEACH, CA**

ENCLOSURE-2
(SOIL ANALYSIS RESULTS)

REPORT

TRUESDAIL LABORATORIES, INC.

CHEMISTS · MICROBIOLOGISTS · ENGINEERS
RESEARCH · DEVELOPMENT · TESTING
ESTABLISHED 1931



14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92780
(714) 730-6239
FAX (714) 730-6462

February 19, 1997

U.S. Army Engineer District, Sacramento
1325 J Street
Sacramento, Calif. 95814-2922

Attention: Rich Haavisto

RE: Soil analysis at the Long Beach USAR Center

Truesdail Laboratories has completed the soil sampling investigation at your facility located in Long Beach, CA. Please find enclosed the analytical report and a site map indicating soil sample locations. All samples were collected at a depth around 12 inches below the surface. All sampling equipment was cleaned and decontaminated between sample locations to prevent cross contamination.

The data indicates the presence of petroleum hydrocarbons at all sites in a range from 5.8 to 73.4 ppm. These petroleum hydrocarbons are higher molecular weight components, probably oil or oil related compounds. Gasoline and diesel were not detected at concentrations above the detection limit of 0.5 ppm. Toluene was detected by EPA 8020 in the dirt area defined by soil sample #2 & 3 in the east parking lot and soil sample #4, 5, 6, and 7 adjacent to the Administration building.

If you have any questions please call at your convenience.

Sincerely

TRUESDAIL LABORATORIES, INC.

Stephen C. Roesch

Stephen C. Roesch
Chief Scientist, Manager
Environmental Services



This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from these Laboratories.

REPORT

TRUESDAIL LABORATORIES, INC.

CHEMISTS - MICROBIOLOGISTS - ENGINEERS
RESEARCH - DEVELOPMENT - TESTING
ESTABLISHED 1931



14201 FRANKLIN AVENUE
TUSTIN, CALIFORNIA 92780
(714) 730-6239
FAX (714) 730-6462

CLIENT: US Army Engineer District, Sacramento
1325 J. Street
Sacramento, CA 95814-2922
Attention: Rich Haavisto

DATE: Feb. 19, 1997

RECEIVED: Jan. 31, 1997

LABORATORY NO.: 400493

SAMPLE: Soil samples collected at
Long Beach USAR Center
Date Sampled: 1/31/97

INVESTIGATION: TOTAL PETROLEUM HYDROCARBONS, BENZENE, TOLUENE,
ETHYLBENZENE AND XYLENES

RESULTS

| SAMPLE I.D. | Milligrams per Kilogram | | | | | |
|-------------|-------------------------|-----------|----------|--------------|----------|----------|
| | *TPHC | *TPHC | BENZENE | ETHYLBENZENE | TOLUENE | XYLENES |
| | EPA 8015M | EPA 418.1 | EPA 8020 | EPA 8020 | EPA 8020 | EPA 8020 |
| 1. | ND | 5.8 | ND | ND | ND | ND |
| 2. | ND | 9.0 | ND | ND | 0.059 | ND |
| 3. | ND | 9.3 | ND | ND | 0.037 | ND |
| 4. | ND | 15.7 | ND | ND | 0.053 | ND |
| 5. | ND | 16.6 | ND | ND | 0.044 | ND |
| 6. | ND | 14.6 | ND | ND | 0.063 | ND |
| 7. | ND | 9.5 | ND | ND | 0.058 | ND |
| 8. | ND | 15.2 | ND | ND | ND | ND |
| 9. | ND | 6.7 | ND | ND | ND | ND |
| 10. | ND | 5.9 | ND | ND | ND | ND |
| 11. | ND | 73.4 | ND | ND | ND | ND |
| 12. | ND | 12.3 | ND | ND | ND | ND |
| 13. | ND | 7.4 | ND | ND | ND | ND |
| 14. | ND | 9.2 | ND | ND | ND | ND |

DET. LIMIT: 0.5 2.0 0.01 0.01 0.01 0.01

ND = Not detected, below detection limit.

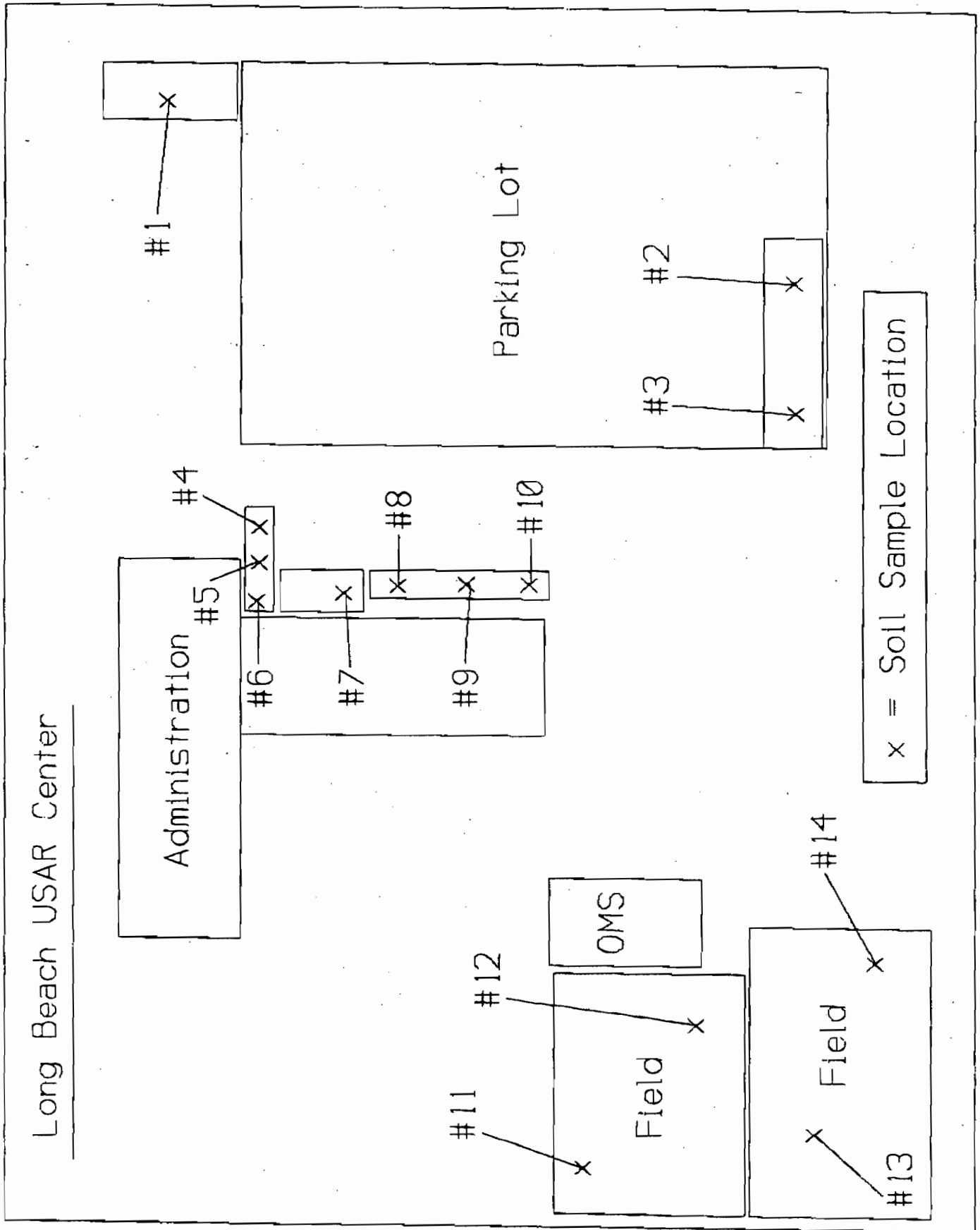
*Total Petroleum Hydrocarbons

Respectfully submitted,
TRUESDAIL LABORATORIES, INC.

Divina B. Pascual

Divina B. Pascual, Project Manager
Water and Waste Laboratory

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from these Laboratories.





DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
PO BOX 3001
LOS ALAMITOS, CA 90720-1301

FILE
COPY

REPLY TO
ATTENTION OF:

AFRC-CCA-ENP (140)

23 Oct 97


MEMORANDUM FOR Department of the Army, Los Angeles District Corps of Engineers,
ATTN: CESPL-RE-P (James Foster), P.O. Box 2711,
Los Angeles, California 90053-2325

SUBJECT: License for Jewish Community Center to Schroeder Hall USAR Center Parking Lot.

1. Request license be issued to the Jewish Community Center (JCC) to use the parking lot at the Schroeder Hall USAR Center.
2. The purpose for this license is to allow the JCC to park POV's in the parking lot during the construction of their facility. See encl. 1 for their request.
3. The period for this license will be 1 year which may be renewed for 1 year to allow completion of their facility. License shall begin 1 Dec 97.
4. POC for this action is the undersigned at 562-795-1438.

5 Encls

1. JCC Request
2. Response to JCC
3. Response from JCC
4. Area Map
5. ROA


MARK A. CUTLER
Real Property specialist

CF:

CDR, USARC ATTN: AFRC-ENP-WE (wo/encl)
Center Board President, Schroeder Hall USAR Center, 3800 Willow St, Long Beach CA 90822
JCC, 3801 E Willow St, Long Beach CA 90815

The Jewish Community Center



3801 East Willow Street
Long Beach, CA 90815
(562) 426-7601
fax (562) 424-3915
e-mail jcclb@aol.com

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EXECUTIVE DIRECTOR

LYNNE ROSENSTEIN
ASSISTANT EXECUTIVE DIRECTOR

A member of the Jewish Federation
of Greater Long Beach
and West Orange County
and of United Way

JEWISH
FEDERATION



March 10, 1997

COPY

Commander
United States Army 63rd Regional Support Command
ATTN AFRC-CCA-EN (Mr Siu)
Armed Forces Reserve Center, Building 17
11200 Lexington Drive
Los Alamitos CA 90720-5002

The Long Beach Jewish Community Center, located at the northwest corner of Willow street and Grand Avenue, is directly across the street from the United State Army Reserve Center. The agency is both a United Way member agency and a participant in the Combined Federal Campaign (CFC). It has provided a wide range of social services in the Long Beach area since 1949 including child care, youth work and senior citizen programming.

Late in 1997 we will begin construction of a new building on the current site behind the present structure and will move into it 12 to 18 months later. During construction, we intend to continue to provide services in our current facilities. However, during construction, we will lose use of most of our current parking.

Therefore, to enable us to continue to operate and provide important social services to our community throughout this period of construction, I would like to request your consideration of any arrangement to allow our use of 50 to 100 parking spaces in the parking lot immediately east of the United States Army Reserve Center building. I am certainly prepared to do whatever would be necessary to assure that in no way is any current or intended US Army use of this parking in any way negatively impacted by our use.

I have consulted with Frank Williams on the site and I feel that such an arrangement would be feasible. I would like to provide whatever further information you may find useful in what I hope will be your favorable consideration of this request and would welcome the opportunity to meet with you to provide any further clarification.

This matter is most important to us in that it is essential to continuing to provide vital service as we move forward on this project. I look forward to hearing from you at your earliest convenience.

Cordially,

Joseph Parmet

Joseph Parmet
Executive Director

cc. Frank Williams
Congressman Steve Horn
Rosecarrie Brooks, JCC President
Delano Roosevelt, 4th district Long Beach City Council

ENCLOSURE

1



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63D REGIONAL SUPPORT COMMAND
11200 LEXINGTON DRIVE
LOS ALAMITOS, CALIFORNIA 90720-5002

12 August 1997

Deputy Chief of Staff, Engineer

Mr. Joseph Parmet
3801 East Willow Street
Long Beach, CA 90815

Dear Mr. Parmet

Reference your letters of March 10, 1997 and May 9, 1997 inquiring about using the parking lot at Schroeder Hall, United States Army Reserve Center (USARC), located at 3800 East Willow Street, Long Beach, California and our reply dated April 11, 1997.

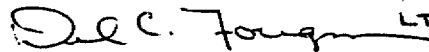
The processing of your request has not been completed and it is anticipated that it will take an additional 90 days to complete all necessary actions. In order not to delay your construction project this letter is to advise you that it is our intention to issue you a temporary license prior to the start of your project. Temporary license will terminate on the date a license is issued by the US Army Corps of Engineers. Before the temporary license can be issued it will be necessary for your organization to agree to the following terms and conditions of use.

- a. The use of the premises shall be without cost or expense to the U.S. Army.
- b. Your use shall not interfere with the mission of the U.S. Army Reserve Center.
- c. A maximum of 80 vehicle parking space will be allocated for use by your organization in accordance with attached site plan.
- d. Vehicles shall display a decal to be authorized to park in the USARC lot. The decal shall be of a design, manufacture and method of attachment subject to approval by the US Army Reserve.
- e. Parking shall be authorized only on Monday through Friday, 7:30 AM to 4:30 PM.
- f. While there will be no rental cost for your use of the USARC parking lot, your organization must agree in advance to pay for paving maintenance in an amount to be determined by appraisal by the Army Corps of Engineers prior to issuance of the license by them.
- g. In addition your organization shall be agreeable to all terms and conditions stated in DA Forms 833 copy enclosed.

ENCLOSURE 2

If the above terms and conditions are agreeable please provide written concurrence with all the above conditions in order that additional required actions may continue. Concurrence must be by a person certified to financially bind your organization.

Sincerely,

 LTC, EN
for RICHARD A. GARZA
LTC, EN, USAR
Deputy Chief of Staff, Engineer

Enclosure

Copy Furnished:
Commander, USARC,
ATTN: AFRC-ENP-WE (Mr. Robert Hess)
3800 North Camp Creek SW Atlanta, GA 30311-5099

The Jewish Community Center



3801 East Willow Street
Long Beach, CA 90815
(562) 426-7601
fax (562) 424-3915
e-mail jcclb@aol.com

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ADRIENNE STEIN
DR. DAVID TILMAN
BETTE WEINBERG
RITA ZAMOST
*deceased

JOSEPH PARMET, ACSW
EXECUTIVE DIRECTOR

LYNNE ROSENSTEIN
ASSISTANT EXECUTIVE DIRECTOR

A beneficiary of the Jewish Federation
of Greater Long Beach
And West Orange County
And of United Way



August 21, 1997

Richard A Garza
LTC, EN, USAR, Deputy Chief of Staff, Engineer
US Army 63rd Regional Support Command
11200 Lexington Drive
Los Alamitos CA 90720-5002

Dear LTC Garza:

I am most appreciate of your letter of August 12, 1997, in which you communicate the decision to provide our agency with parking at 3800 East Willow Street necessary to begin our construction project.

By this letter I am, in behalf of the agency, formally providing concurrence and accepting conditions "a" through "g" in your letter and requesting the issuance of the temporary license. (I have enclosed resolutions of the agency Board of Directors certifying me as the person with authority to financially bind the organization, as requested.)

Thank you for your assistance and that of Eddie Arnett in this matter. Your response goes a long way in assuring our ability to continue to operate the agency through the period of our construction allowing our child care, senior adult and other vital services to continue.

Sincerely,

Joseph Parmet
Executive Director

ENCLOSURE 3

**REPORT OF AVAILABILITY
SCHROEDER HALL USAR CENTER
8 OCTOBER 1997**

A. GENERAL:

1. Installation: Schroeder Hall USARC, 3800 Willow Street, Long Beach, CA 90822.

2. Proposed use: The Jewish Community Center (JCC) has requested use of our parking lot to park 50 to 100 vehicle during the construction of their new building. USARC Parking lot will be used as overflow parking during the construction of their new facility.

3. Recommended term of outgrant: Proposed for one year with option to renew for 1 year not to exceed at total of 2 years from effective date and revocable at anytime by the Government.

4. Use requested by: The Jewish Community Center, 3801 East Willow Street, Long Beach, CA 90815, Letters enclosed.

5. General property description/characteristics of the property:

Parking Spaces: 80 (See enclosed map); Land character: Paved parking lot.

6. Are Government building and improvements included in the area:

(X) Yes () No

If yes, give details on buildings and improvements and attach copy of floor plan, if applicable:

Building Identification No. N/A

Facility Identification No. CA022

Square footage outgranted Approximately 80 Parking Space

Percentage of building N/A

Condition of the facilities, Parking lot is fenced and was paved in 1987. Condition of pavement is good.

7. If building space only and land is not included in outgrant, explain why the improvement is not excess: N/A.

ENCLOSURE 5

**REPORT OF AVAILABILITY
SCHROEDER HALL USAR CENTER
8 OCTOBER 1997**

(Continued)

- 8. United States property interest: Fee Simple Title
- 9. Army interest: Direct control
- 10. Type of Jurisdiction: Proprietary
- 11. If other than proprietary, is jurisdiction to be relinquished? NA
- 12. Are utilities available from public utility companies? NA
- 13. Destruction, relocation, and replacement of Government facilities:

I Certify the proposed use will not require the destruction, relocation, or replacement of any Government facilities.

14. I certify that the grant of the proposed use will not interfere with operation of the installation, or with contemplated development and other activities as shown in an approved Master Plan.

15. The following site specific recommendations are made as to limitations, restrictions, or conditions to be included in the grant to make the proposed use compatible with the operations of the installation:

- a. The use of the premises shall be without cost or expense to the U.S. Army. Any cost associated with this license will be incurred by the JCC.
- b. Your use shall not interfere with the mission of the U.S. Army Reserve Center.
- c. A maximum of 80 vehicle parking space will be allocated for use by your organization in accordance with attached site plan.
- d. Vehicles shall display a decal to be authorized to park in the USARC lot. The decal shall be of a design, manufacture and the method of attachment will be subject to approval by the US Army Reserve.
- e. Parking shall be authorized only on Monday through Friday, 7:30 AM to 4:30 PM.
- f. While there will no rental cost for your use of the USARC parking lot, your organization must agree in advance to pay for paving maintenance in an amount to be determined by appraisal by the Army Corps of Engineers prior to issuance of the license.

16. Safety issues and concerns, if any: NA

17. REMARKS: include any legal, policy, or mission factors you are aware of that may affect the proposed use of the property:

**REPORT OF AVAILABILITY
SCHROEDER HALL USAR CENTER
8 OCTOBER 1997**

(Continued)

18. Estimated Costs to further process the outgrant:
USACE District costs: 500.00. Installation Costs: None

Funds are currently available: (X) Yes () No. If
no, how will costs be funded? Funds are to be provided by JCC

19. BASED ON THE INFORMATION PROVIDED ABOVE, I RECOMMEND THE
OUTGRANT BE

(X) APPROVED

() DENIED

23 OCT 97

(DATE)

Mark A. Fowler

(SIGNATURE)

Real Property Specialist

(TITLE)

B. PRELIMINARY PROCEDURES:

1. STEWART B. MCKINNEY HOMELESS REQUIREMENTS:

McKinney Act requirements do not apply to this action.

2. INVENTORY AND CONDITION REPORTS:

See A.6. for inventory and condition.

3. CONSIDERATION:

USACE district is requested to determine full consideration.

4. WAIVER OF COMPETITION: NA

5. Other applicable laws, regulations, MOA's, etc., requiring
consideration for processing this action: NA

6. Special Outgrant provisions: None

7. Additional information that will assist in processing this
application/action: See additional enclosures.

REPORT OF AVAILABILITY
SCHROEDER HALL USAR CENTER

8 OCTOBER 1997

(Continued)

8. BASED ON THE INFORMATION PROVIDED ABOVE, I RECOMMEND THE
OUTGRANT BE

(X) APPROVED

() DENIED

23 OCT 97

(DATE)

Mark A. Cutler

(SIGNATURE)

Real Property Specialist

(TITLE)

C. ENVIRONMENTAL AND CULTURAL CONSIDERATION:

1. COASTAL ZONE MANAGEMENT (CZM): NA

2. CLEAN WATER ACT (FEDERAL WATER POLLUTION CONTROL ACT):

This action will not involve the discharge of any pollutants into the waters of the United States or less than one million gallons of discharge per day will be made.

3. FLOODPLAIN:

This property is not located within the 100 year floodplain and does not fall under the purview of Executive Order 11988.

4. WETLANDS:

This property is not located within a wetlands area and, therefore, does not fall under the purview of Executive Order 11990.

5. ENDANGERED SPECIES:

This action will not jeopardize the habitat of any endangered species of fish, wildlife, or plants pursuant to the Endangered Species Act.

6. FISH AND WILDLIFE COORDINATION ACT:

This action will not jeopardize fish and wildlife species or habitat integral to Congressionally authorized mitigation or General Plans

**REPORT OF AVAILABILITY
SCHROEDER HALL USAR CENTER
8 OCTOBER 1997**

(Continued)

7. HISTORICAL AND CULTURAL RESOURCES: NA

8. Will the proposed outgrant activity involve the use of insecticide, fungicide, and rodenticide so that compliance with the Federal Insecticide, Fungicide, and Rodenticide Act is necessary, e.g., Agricultural, golf courses, restaurants? NO

9. Will the proposed outgrant activity impact an area designated under the Wild and Scenic Rivers Act? NO

10. Will the proposed outgrant activity require compliance with the Toxic Substances Control Act; or other special purpose environmental laws? NO

11. NEPA REQUIREMENTS:

This action falls under one of the Categorical Exclusions (CS) contained in AR 200-2. (Procedures for implementing NEPA). The environmental affect of the action has been considered. A **Record of Environmental Consideration (REC) will be on file.**

12. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Environmental Baseline Survey (EBS): ~~An EBS will be conducted prior to occupancy~~ *Not necessary*

NA

13. REAL PROPERTY CONTAMINATED WITH AMMUNITION, EXPLOSIVES OR CHEMICALS. NA

14. WASTE DISPOSAL (The Solid Waste Recovery Act, as amended; Resource Conservation and Recovery Act (RCRA).

The applicant will not generate hazardous waste or will not treat, dispose or store waste defined by EPA as having the following characteristics - corrosivity, ignitability, reactivity, or toxicity.

15. UNDERGROUND/OTHER STORAGE TANKS.

There are no UST on the property and the applicant will not be installing tanks.

16. Are there improvements with Asbestos Containing Material (ACM)? No

Record of Environmental Consideration

1. Project Title: Remove and Replace Roof at Schroeder Hall U.S. Army Reserve Center, Long Beach, California.

2. Description of Proposed Action: Headquarters, United States Army 63D Regional Support Command (RSC), Los Alamitos, California, proponent of this action, proposes to replace the roof of the Administrative Building at the Schroeder Hall U.S. Army Reserve Center, located at 3800 E. Willow Street, Long Beach, California. Schroeder Hall (Administrative Building) is a two-story building constructed of brick and mortar exterior walls with mainly concrete cinder block and drywall interior walls. The roof is observed to contain built-up asphalt and gravel composition. A map of the site and building location is attached as Enclosure 1.

The project consists of removing the existing built-up roofing system, which is approximately 15,200 sq. ft. in area, and installing a built-up modified bituminous roof. The project includes removal of gutters, flashing, insulation, and roof.

3. Environmental Considerations:

3.1 Findings: The following are the listing of environmental findings related to the roof area of the building based on review of environmental documents.

3.1.1 Asbestos Containing Materials (ACM): The Administrative Building was inspected and surveyed on August 1995 by a Certified Asbestos Consultant accredited by the State of California. Analytical test results, attached as Enclosure 2, indicate gray roofic mastic contains 15 to 20 percent chrysotile asbestos. It was estimated that approximately 20 sq. ft. of this material is located on pipe penetrations and elsewhere on the roof area of the building. The material is non-friable and was in good condition at the time of the survey.

According to the survey, asbestos was not detected in the samples of the asphalt and gravel composition roofing felt.

3.2 Summary: The proposed roof replacement project involves primarily disturbance of ACM. These activities must be preceded by removal of the affected areas and must be performed by a licensed and registered abatement contractor. All removal and disposal of ACM will be performed in accordance with applicable federal, state (South Coast Air Quality Management District - Rule 1403), and Occupational Safety and Health Administration (OSHA) rules and regulations. No other contamination was identified within the roof area of the building. Deconstruction technique should be used wherever applicable.

4. Anticipated Date of Proposed Action: FY 1999

5. Conclusion: The proposed action is categorically excluded, having no significant individual or cumulative environmental impacts to the site, under the provisions of Categorical Exclusions (CX), Army Regulation 200-2, Appendix A. It requires no further environmental analysis because replacement of roof of the building does not significantly alter the environment; and the project when complete would not of itself have a significant environmental impact. Compliance with National Environmental Policy Act is based upon this Record of Consideration which supports a determination that this proposed action is subject to **CX A-7**. Any change in the scope, location, or timing of this proposed action will require re-evaluation and possible additional documentation.

Prepared by:



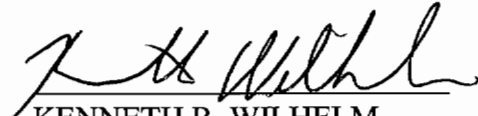
SHYAMALA K. SUNDARAM
Environmental Scientist (Adecco/TAD, Inc.)
Environmental Division
63D RSC

Reviewed by:



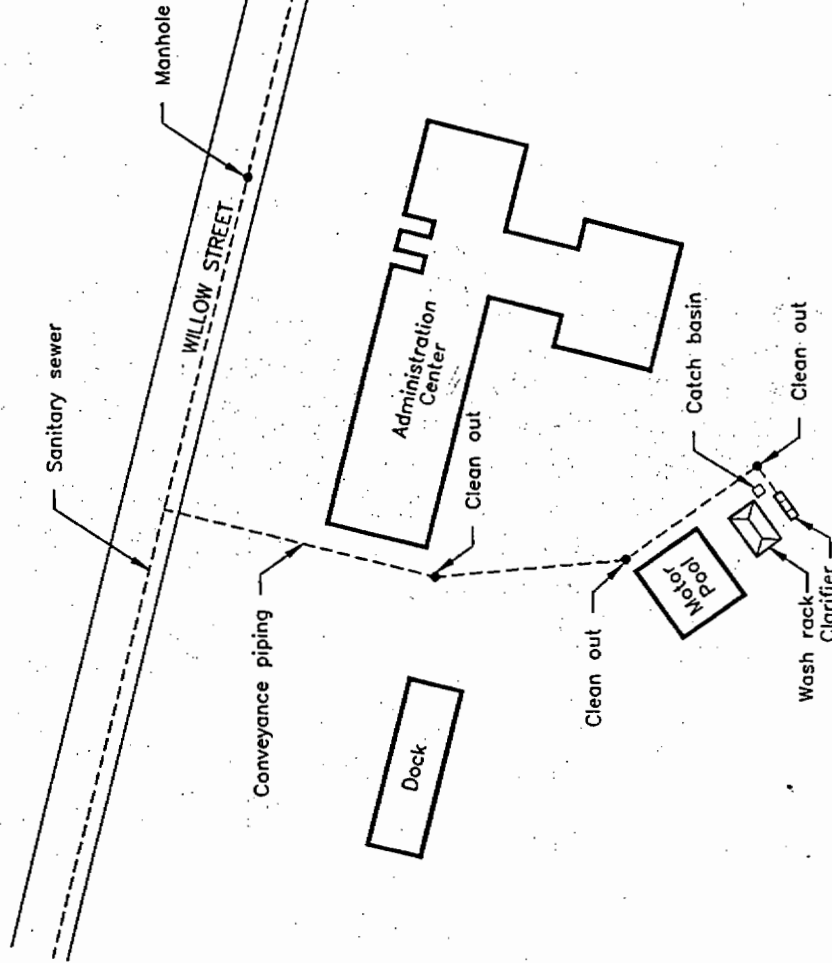
DIANE A. CLARK
Supervisory Environmental Specialist
Environmental Division
63D RSC

Approved by:



KENNETH R. WILHELM
LTC, EN
Regional Engineer
63D RSC

ENCLOSURE-1
(SITE MAP)



PLATE

SITE MAP

Schroeder Hall Armed Forces Reserve Center
Long Beach, California

1

APPROVED

DATE

3/96

REVISED DATE

ENCLOSURE-2
(ASBESTOS SURVEY RESULTS)

EXECUTIVE SUMMARY

The Department of the Army, Corps of Engineers, Sacramento District, retained Harding Lawson Associates (HLA) to:

- Perform an asbestos update survey to identify suspect asbestos-containing materials (ACM) in the buildings at the Long Beach U.S. Army Reserve Center (USARC), Long Beach, California
- Collect bulk samples of suspect materials
- Document the physical condition, friability, and location of suspect materials
- Submit samples to a laboratory for analysis of their asbestos content
- Prepare a report of findings, conclusions, and recommendations

The survey was conducted on August 21, 1995 by a Certified Asbestos Consultant accredited by the State of California. Destructive survey techniques were not used. Accessible suspect asbestos-containing building materials including thermal system insulation were visually identified and evaluated. The scope of work under which the project was performed is further described in the HLA Work Plan dated March 29, 1995.

Based on the review of a previous asbestos survey report prepared in August 1988 by IT Corporation (IT) and HLA's survey of the buildings, HLA has concluded that the

following materials in the Long Beach USARC administration building contain asbestos:

- 12- by 12-inch white mottled floor tile mastic (mastic only)
- Gray roofing penetration mastic
- Transite asbestos cement flue pipe

ACM was not discovered in the accessible areas of the operations maintenance shop (OMS) building.

IT's asbestos survey report is presented as Appendix B. Confirmed ACM throughout the facility was in overall good condition at the time of the survey. An operations and maintenance program that includes a mechanism for occupant notification and periodic monitoring will help maintain these materials in good condition. HLA recommends that all future activities that could disturb the ACM, including salvage operations, renovation, and demolition, be performed by properly trained personnel. These activities should employ state-of-the-art techniques and be performed in accordance with all local, state, and federal laws and regulations.

Cost estimates for removal of confirmed ACM from the buildings are discussed in Section 7.0 and presented in Appendix E. The total cost estimate for removal of all confirmed ACM within the facility is \$30,072.

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5.0 FINDINGS

5.1 Installation Description and Use

The Long Beach USARC is located at 3800 East Willow Street in Long Beach, California. Two buildings are located within the facility: the administration building (Schroeder Hall) and the operation maintenance shop (OMS) building. The buildings are used primarily for administrative and light vehicle maintenance purposes.

5.2 Building Descriptions

The administration and OMS buildings are constructed of brick and mortar exterior walls with mainly concrete cinder block and drywall interior walls and a built-up asphalt and gravel composition roof. The administration building contains approximately 22,520 square feet of floor space and the OMS contains approximately 3,663 square feet.

5.3 Previous Asbestos Surveys

The 63rd ARCOM provided HLA with a report of a previous survey performed by IT in May 1988. HLA reviewed this survey report prior to visiting the site and referenced it to confirm findings of the initial visual survey performed by HLA. This survey report is presented as Appendix B and is summarized below.

5.3.1 Asbestos-Containing Materials

Materials identified as ACM in the IT report were not observed by HLA during the survey. Section 5.4 discusses previous abatement activities within the facility.

5.3.2 Non-Asbestos-Containing Materials

According to the IT asbestos survey report, asbestos was not detected in samples of the following materials within the Long Beach USARC:

Administration Building

- Hot water tank insulation
- Drywall

- 12- by 12-inch speckled beige floor tile
- Built-up asphalt and gravel composition roofing felt
- 12- by 12-inch acoustic pegboard tiles
- Pegboard wallboard

OMS Building

- Built-up asphalt and gravel composition roofing felt

According to the IT report, no bulk samples were collected within the OMS building during the previous survey.

5.4 Previous Abatement Activities

During the survey, HLA observed that the asbestos-containing pipe elbows and fittings within the administration building identified in the IT survey report had been replaced with fiberglass insulation. Transite asbestos cement wallboard in the mechanical room as identified in the IT report had also been replaced with drywall material. Facility personnel were not able to indicate when abatement activities had taken place nor has HLA discovered records of such activities.

5.5 Survey and Assessment Findings

As discussed in Section 5.3, HLA identified and assessed the building materials identified as ACM and non-ACM in the IT survey report and attempted to verify the condition and quantities of existing ACM. HLA collected additional bulk samples to supplement the IT survey and prepare a more comprehensive asbestos survey report, which addresses all accessible suspect ACM within the Long Beach USARC.

The roof area of the OMS building was not accessible at the time of HLA's survey and may contain ACM not identified in this or the previous report. The roof was observed by HLA to contain built-up asphalt composition roofing felt with gravel cover and may include potential ACM in the form of roofing penetration and

sealant mastics, roof flashing material, and Transite asbestos cement flue pipe.

Bulk sample summary sheets are presented in Appendix C. Analytical laboratory reports are presented in Appendix D. Bulk sample locations are presented on Plate 1. Results of HLA's bulk sampling activities and analysis at the Long Beach USARC are summarized below.

5.5.1 Asbestos-Containing Materials

Administration Building

- 12- by 12-inch white mottled floor tile mastic (mastic only):
Analytical results indicate that this material contains a trace amount of chrysotile asbestos as a composite sample. Asbestos was not detected in the floor tile and the mastic contains 1 to 25 percent chrysotile asbestos. Approximately 15,000 square feet of this material is located within the administration building. The material is nonfriable and was in good condition at the time of the survey. HLA has assigned this material a hazard ranking of 1 and an RAR of 7.
- Gray roofing mastic:
Analytical results indicate that this material contains 15 to 20 percent chrysotile asbestos. Approximately 20 square feet of this material is located on pipe penetrations and elsewhere on the roof area of the building. The material is nonfriable and was in good condition at the time of the survey. HLA has assigned this material a hazard ranking of 1 and an RAR of 7.

- Transite asbestos cement flue pipe:
HLA identified approximately 4 linear feet of this material on the roof area during the survey. Transite is a known ACM and should be assumed to contain greater than 5 percent asbestos. The material is nonfriable and was in good condition at the time of the survey. HLA has assigned this material a hazard ranking of 1 and an RAR of 7.

OMS Building

ACM was not discovered within the OMS building during the course of this survey.

5.5.2 Non-Asbestos-Containing Materials

Asbestos was not detected in samples of the following materials collected by HLA at the Long Beach USARC:

Administration Building

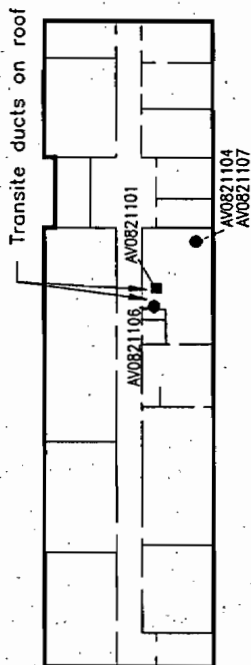
- Gray baseboard and associated mastic

OMS Building

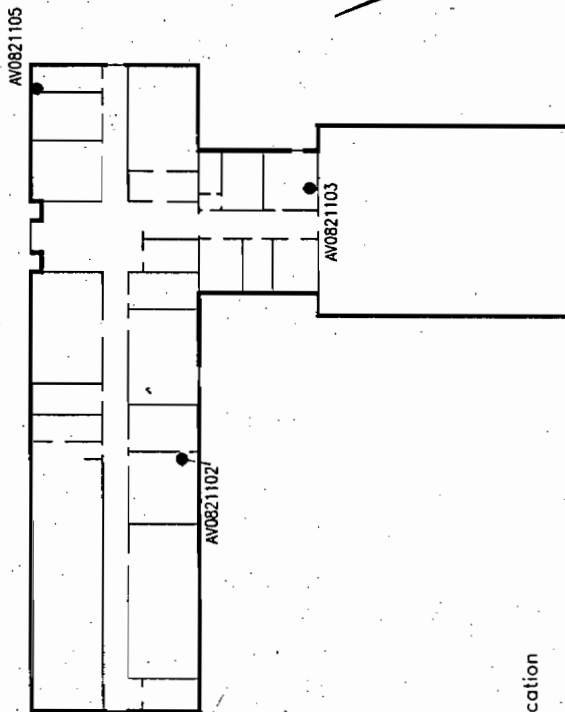
Suspect ACM was not identified within this building during the survey, thus no bulk samples were collected. The roof area was not accessible at the time of the survey.

5.6 Imminent Health Hazards

No imminent health hazards were identified during the course of this survey.



ADMINISTRATION BUILDING -
SECOND FLOOR



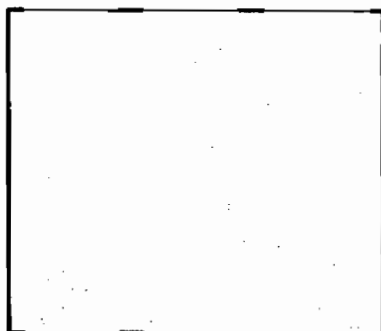
ADMINISTRATION BUILDING -
FIRST FLOOR

Scale 0 50 100 feet
APPROXIMATE

EXPLANATION

- Bulk sample location
- Roof sample location

Not to scale



OPERATIONS
MAINTENANCE
SHOP

PLATE

ASBESTOS SURVEY -
ADMINISTRATION BUILDING AND
OPERATIONS MAINTENANCE SHOP
U.S. Army Reserve Center
Long Beach, California

Harding Lawson Associates
Engineering and
Environmental Services



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|--------------|-------------------------------------|----------|--------------|--------------|
| DRAWN JTL | PROJECT-TASK NUMBER 30261-002232 | APPROVED | DATE 1/96 | REVISED DATE |
|--------------|-------------------------------------|----------|--------------|--------------|

APPENDIX C
BULK SAMPLING SUMMARY
USARC - LONG BEACH

| Sample Number | Material Sampled | Sample Location | HR/RAR* | Analytical Results** |
|---------------|---|--|---------|----------------------------|
| AV0821101 | Gray roofing mastic | Main building, middle of north wing roof off ducting | 1/7 | 15-20% C |
| AV0821102 | 12- by 12-inch white mottled floor tile and associated mastic | Room 106, southeast corner | 1/7 | Trace C mastic = 20-25% |
| AV0821103 | 12- by 12-inch white mottled floor tile and associated mastic | Room 115 (kitchen), south wall | 1/7 | Trace C mastic = 1-5% |
| AV0821104 | 12- by 12-inch white mottled floor tile and associated mastic | Room 208, southeast corner | 1/7 | Trace C mastic = 1-5% |
| AV0821105 | Gray baseboard and associated mastic | Room 101, northwest corner | | ND |
| AV0821106 | Gray baseboard and associated mastic | Room 208, near northwest corner | | ND |
| AV0821107 | QC of sample AV0821104 | Same as AV0821104 | 1/7 | Trace C mastic = 8% |

* HR/RAR = Hazard Rank/Response Action Recommendation Codes

** ND = no asbestos detected

C = chrysotile asbestos

PRELIMINARY ENVIRONMENTAL ANALYSIS*Note: Part I to be completed by Proponent and Part II and III to be completed by the 63D RSC Environmental Division***PART I PROPONENT INFORMATION:**

1. Title of Proposed Action:

Remove and Replace Roof at Schroeder Hall U.S. Army Reserve Center, Long Beach, California

2. Description of Proposed Action: (Provide detailed explanation for evaluation of the action. Attach a separate sheet with a description, scope of work, drawings/figures, tables, etc.)

The project consists of removing the existing built-up roofing system of the Administrative Building, which is approximately 15,200 sq. ft. in area, and installing a built-up modified bituminous roof. The project includes removal of gutters, flashing, insulation, and roof.

3. Name and Grade: Kent JacksonSignature: [Signature]Date: 7-28-99

Address: AFRC-CCA-EN, Building 7, P.O. Box 3001
Los Alamitos, CA 90720-1301

Phone: (562) 795-2098

PART II PRELIMINARY ENVIRONMENTAL FINDINGS

| | No Impact | Significant Impacts | N/A | Positive Impacts | Unknown |
|---|--------------|------------------------|-----|---------------------|---------|
| 1. NOISE: (Proximity to civilian community, aircraft operations, etc.) | X | | | | |
| 2. LAND USE AND PLANNING: (Alteration of existing land, real estate actions, etc.) | X | | | | |
| 3. WATER RESOURCES: (Quality, quantity, wastewater treatment, stormwater, permits, etc.) | X | | | | |
| 4. AIR QUALITY: (Emissions, dust and particulate migration, permits, etc.) | X | | | | |
| 5. HEALTH & SAFETY ISSUES: (Exposure to asbestos, radon, lead-based paint, chemicals, etc.) | | X | | | |
| 6. HAZARDOUS MATERIALS/WASTE: (Use, storage, generate, transport, disposal, solid waste, etc.) | | X | | | |
| 7. NATURAL RESOURCES: (Threatened or endangered species of animals or plants, wetlands, etc.) | X | | | | |
| 8. CULTURAL RESOURCES: (Historical, archeological, native American burial sites) | X | | | | |
| 9. SOILS AND GEOLOGY: (Topography, stains or contamination, seismic activity, etc.) | X | | | | |
| 10. SOCIOECONOMICS: (Employment, population projection, environmental justice, etc.) | X | | | | |
| 11. TRANSPORTATION: (Traffic, improvements, etc.) | X | | | | |
| 12. UTILITIES: (Communication, water, power, sewer, etc.) | X | | | | |
| 13. OTHERS: (Issues not mentioned above like aesthetics, etc.) | | | | X | |

PART III ENVIRONMENTAL EVALUATION:

The Proposed Action qualifies for a Categorical Exclusion (CX) # _____. No environmental investigation or action is required.



The Proposed Action qualifies for a CX # A-7. A Record of Environmental Consideration will be completed and signed.

The Proposed Action does not qualify for a CX. Further environmental investigation or action is required.

Cost Estimate: _____

Length of Project: _____

EXPLANATION: The proposed project involves proper removal and disposal of asbestos-containing material in accordance with applicable federal, state (SCAQMD-Rule 1403), and OSHA regulations. The project is categorically excluded having no significant individual or cumulative environmental impacts to the site.

Name and Grade: SHYAMALA SUNDARAM
(TAD/ADECCO INC.)

Signature: K. SryamalaDate: 03/18/1999

